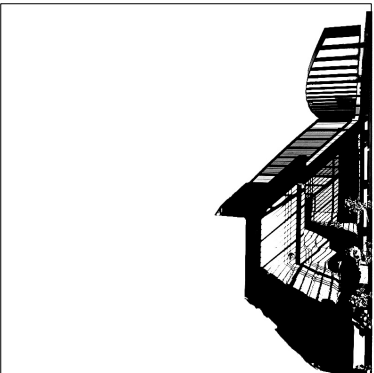


MIXED USE DEVELOPMENT

170 SAN BRUNO AVENUE, SAN BRUNO, CA 94066



439 Healdsburg Avenue
Healdsburg, CA 95448

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Jonathan Pearlman

MIXED USE DEVELOPMENT
170 San Bruno Avenue
San Bruno CA 94066
APN: 020111160

#	date	issue
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Cover Sheet

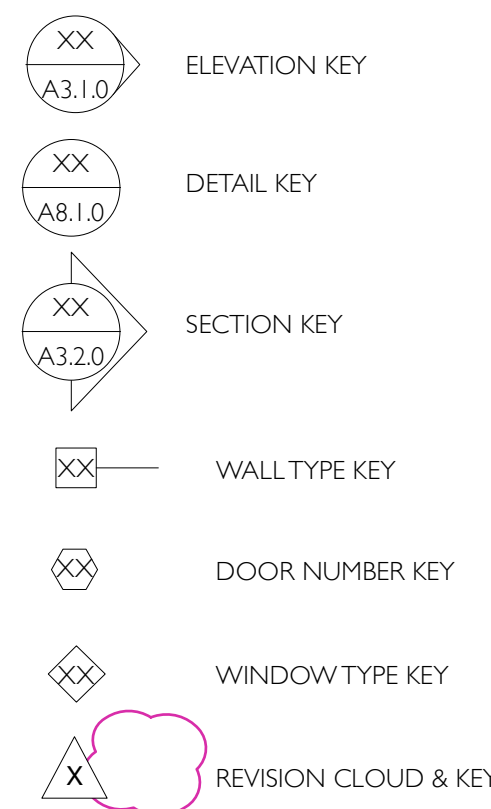
project:	21.07
drawn by:	JP, KC
checked by:	JP
date:	4.26.22
scale:	

A-0.1

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED.	MEDICINE CABINET
ADJ.	ADJACENT	MECH.	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF.	ABOVE FINISH FLOOR	MTL.	METAL
ALUM.	ALUMINUM	MV.	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	NTS.	NOT IN CONTRACT
BD	BOARD		NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
CLR.	CLEAR	OJ.	OVER
CONC.	CONCRETE	OD	OVERFLOW DRAIN
CONT.	CONTINUOUS	O.H.	OPPOSITE HAND
CPT.	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
		PTD.	PAINTED
DIA.	DIAMETER	RAD.	RADICAL
DIM.	DIMENSION	REF.	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN.	DOWN	RB	RUBBER BASE
DWG.	DRAWING	RM	ROOM
		RO	ROUGH OPENING
		RDWD	REDWOOD
(E), EX.	EXISTING	SC	SOLID CORE
EA.	EACH	SHTG	SHEETING
EJ.	EXPANSION JOINT	SHT	SHEET
ELEC.	ELECTRIC	SIM	SIMILAR
EL, ELEV.	ELEVATION	SQ	SQUARE
EMB.	EMBEDDED	S.S.D.	SEE STRUCTURAL DWGS
EQ	EQUAL	STL	STEEL
EXT	EXTERIOR	ST, STL	STAINLESS STEEL
		STOR.	STORAGE
FA	FIRE ALARM	STR.	STRUCTURAL
FD	FLOOR DRAIN	STV	SHEET VINYL
FF	FINISH FLOOR	T&G	TONGUE AND GROOVE
FLR.	FLOOR	T.C.	TOP OF CURB
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
F.O.M.	FACE OF MASONRY	T.O.S.	TOP OF STEEL
		T.O.W.	TOP OF WALL
		TYP.	TYPICAL
GA	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VCT.	VINYL COMPOSITION TILE
GL.	GLASS	VERT.	VERTICAL
GND.	GROUND	V.I.F.	VERIFY IN FIELD
GSM	GALVANIZED SHEET METAL	WD	WOOD
GYP. BD.	GYP. BOARD	W/D	WASHER AND DRYER
GWB	GYP. WALLBOARD	W/	WITH
		WC	WATER CLOSET
HB	HOSE BIB	WH	WATER HEATER
HC	HANDICAPPED	WP	WATERPROOF
HM	HOLLOW METAL		
H.P.	HOUSE PANEL		
HT	HEIGHT		
INS.	INSULATION		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR CLOSET		
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

SYMBOL LEGEND



GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE, WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PLANNING DEPARTMENT NOTES

LOCATION: 170 SAN BRUNO AVE.
APN: 020111160
LOT AREA: 12,478 SF
ZONING: TOD-1 (SAN BRUNO AVE)
HEIGHT: 65'-0"
F.A.R.: 2

SETBACKS:

FRONT: 5' MIN - 10' AVERAGE
REAR: 10'
SIDE: 0'
STREET SIDE: 5'

STEPBACKS:

FACING SAN BRUNO AVE:
15' ABOVE 3RD STORY

ADJACENT TO R-1 & R-2 DISTRICTS:
15' ABOVE 3RD STORY

ALLOWABLE BUILDING AREA:

F.A.R. = 2: 12,478 X 2 = **24,956 SF** (BEFORE DENSITY BONUS)

CA DENSITY BONUS LAW: (AB-2345)

50% RESIDENTIAL INCREASE WITH
15% DEDICATED VERY LOW INCOME

PROPOSED COMMERCIAL AREA: 970 SF
REMAINING RESIDENTIAL: 23,842 SF
BONUS INCREASE (50%): 11,921 SF

TOTAL ALLOWABLE RESIDENTIAL: 35,763 SF
TOTAL ALLOWABLE BUILDING AREA: 36,877 SF

PROPOSED BUILDING AREA:

BASEMENT (GARAGE)	10,188 GSF (NOT COUNTED)
1ST FLOOR:	7,430 GSF
2ND FLOOR:	4,674 GSF
3RD FLOOR:	6,273 GSF
4TH FLOOR:	6,064 GSF
5TH FLOOR:	6,064 GSF
6TH FLOOR:	6,064 GSF
TOTAL:	36,569 GSF

RESIDENTIAL UNITS:

TOTAL UNITS: 42
SAN BRUNO REQUIRED BMR:
15% TOTAL (5% VERY LOW, 5% LOW, 5% MODERATE)
PROPOSED:
15% VERY LOW (42 X 15% = 6 UNITS)

UNIT MIX:
STUDIO: 1 UNIT
1 BEDROOM: 37 UNITS
2 BEDROOM: 4 UNITS

PARKING:

REQUIRED PARKING:
1 SPACE / STUDIO & 1-BEDROOM = 38 SPACES
2 SPACES / 2+ BEDROOM UNITS = 8 SPACES
1 SPACE / 10 UNITS (GUEST) = 4 SPACES
1 SPACE / 300 SF RETAIL = 4 SPACES

TOTAL REQUIRED SPACES: 54 SPACES

PROVIDED SPACES:
36 UNDERGROUND PARKING SPACES:

17 INTRI-LEVEL STACKER
17 STANDARD SPACES
2 HANDICAP VAN LOCATION

OPEN SPACE

REQUIRED TOTAL OPEN SPACE: 40 SF X 42 = 1,680 SF
PROVIDED PUBLIC OPEN SPACE: 2,318 SF
PROVIDED PRIVATE OPEN SPACE: 2,581 SF

TOTAL PROVIDED OPEN SPACE: 4,899 SF

BICYCLE PARKING

REQUIRED:
1 CLASS I SPACE / UNIT: 42 CLASS I SPACES
1 CLASS II SPACES / 10 UNITS: 4.2 CLASS II SPACES
1.5 SPACES / 3,000 SF RETAIL: 1.5 CLASS II SPACES

TOTAL CLASS I SPACES: 42 CLASS I SPACES
TOTAL CLASS II SPACES: 6 CLASS II SPACES

PROVIDED:
CLASS I SPACES: 42 CLASS I SPACES
CLASS II SPACES: 6 CLASS II SPACES

PERMITS

- TRANSIT CORRIDOR PRE-APPLICATION
- BUILDING PERMIT

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
W/ CITY OF SAN BRUNO AMENDMENTS
CURRENT NFPA 13
2019 CALIFORNIA ENERGY CODE

SCOPE OF WORK:

NEW 6-STORY RESIDENTIAL BUILDING WILL INCLUDE 42 RESIDENTIAL UNITS WITH STREET LEVEL COMMERCIAL.

- BASEMENT INCLUDES 43 VEHICLE PARKING SPACES, BICYCLE PARKING/REPAIR, STORAGE & UTILITIES.

- 1ST FLOOR INCLUDES 1,205 GSF COMMERCIAL LEASE SPACE, AND RESIDENTIAL LOBBY AND SHARED COMMUNITY ROOM, 3 RESIDENTIAL LOFT UNITS, RESIDENTIAL SUPPORT, ELECTRICAL & RISER ROOMS.

- FLOORS 2 TO 6 INCLUDE RESIDENTIAL UNITS

BUILDING DEPARTMENT NOTES

PROPOSED BUILDING USE:

BASEMENT: GARAGE, BIKE STORAGE & UTILITIES
1ST FL: COMMERCIAL & RESIDENTIAL
2ND THRU 6TH FL: RESIDENTIAL
ROOF: SOLAR PANELS

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

OCCUPANCY CLASSIFICATION:
PARKING GARAGE: S-2
COMMERCIAL: B
RESIDENTIAL: R-2

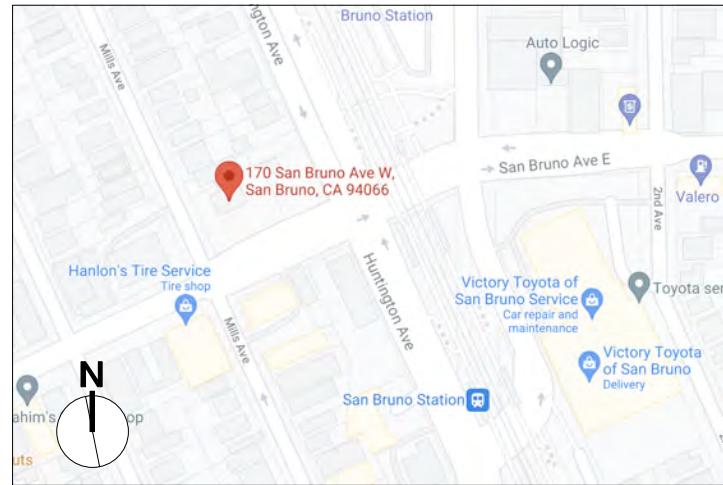
OCCUPANCY SEPARATION:
VERTICAL SHAFTS: 2-HOUR
1ST FLOOR: 1-HOUR
RESIDENTIAL: 1-HOUR

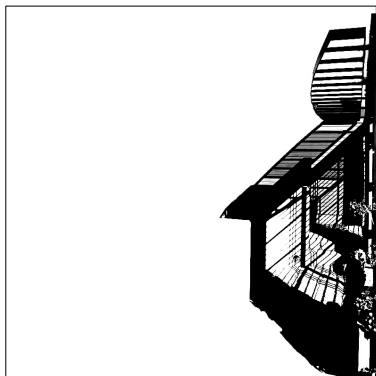
CONSTRUCTION CLASSIFICATION:
FIRST FLOOR: TYPE I-A
SECOND - SIXTH FLOOR: TYPE 3-A

EXITING REQUIREMENTS: 2 MEANS OF EGRESS

Residential Units									
6th FLOOR		Unit 601	Unit 602	Unit 603	Unit 604	Unit 605	Unit 606	Unit 606	Unit 607
		1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	2-bdrm
4,973 sf		746	576	525	578	536	529	529	954
5th FLOOR		Unit 501	Unit 502	Unit 503	Unit 504	Unit 505	Unit 506	Unit 507	Unit 508
		1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	2-bdrm
4,973 sf		746	576	525	578	536	529	529	954
4th FLOOR		Unit 401	Unit 402	Unit 403	Unit 404	Unit 405	Unit 406	Unit 407	Unit 408
		1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	2-bdrm
4,973 sf		746	576	525	578	536	529	529	954
3rd FLOOR		Unit 301	Unit 302	Unit 303	Unit 304	Unit 305	Unit 306	Unit 307	Unit 308
		1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	Studio
5,175 sf		720	576	525	578	498	517	517	344
2nd FLOOR		Unit 201	Unit 202	Unit 203	Unit 204	Unit 205	Unit 206		
		1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm	1-bdrm		
3,706 sf		686	678	560	525	547	710		
1st FLOOR		Unit 101	Unit 102	Unit 103					
		1-bdrm	1-bdrm	1-bdrm					
2,695 sf		865	865	965					
26,495 sf		4,509	3,847	3,625	2,837	2,653	2,814	2,104	3,206
									900

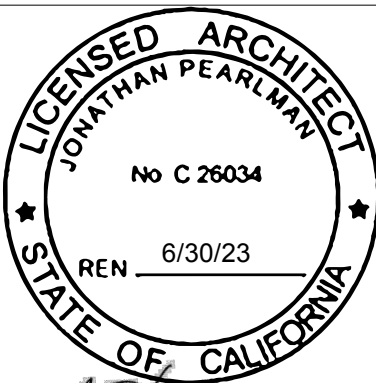
VICINITY MAP





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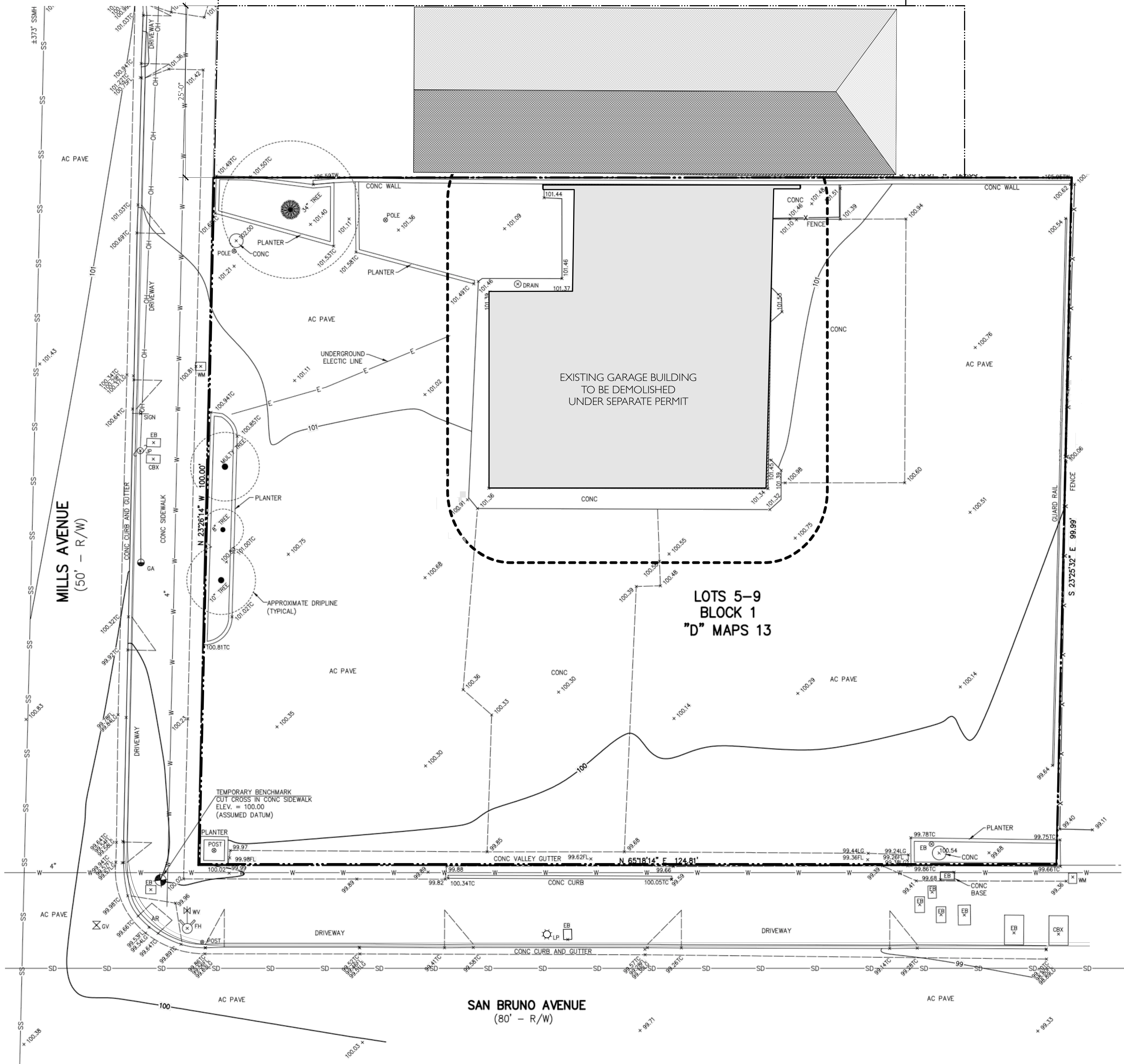
MIXED USE DEVELOPMENT
170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

#	date	issue
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Existing Site Plan

project:	21.07
drawn by:	JR, KC
checked by:	JP
date:	4.26.22
scale:	

A-1.1

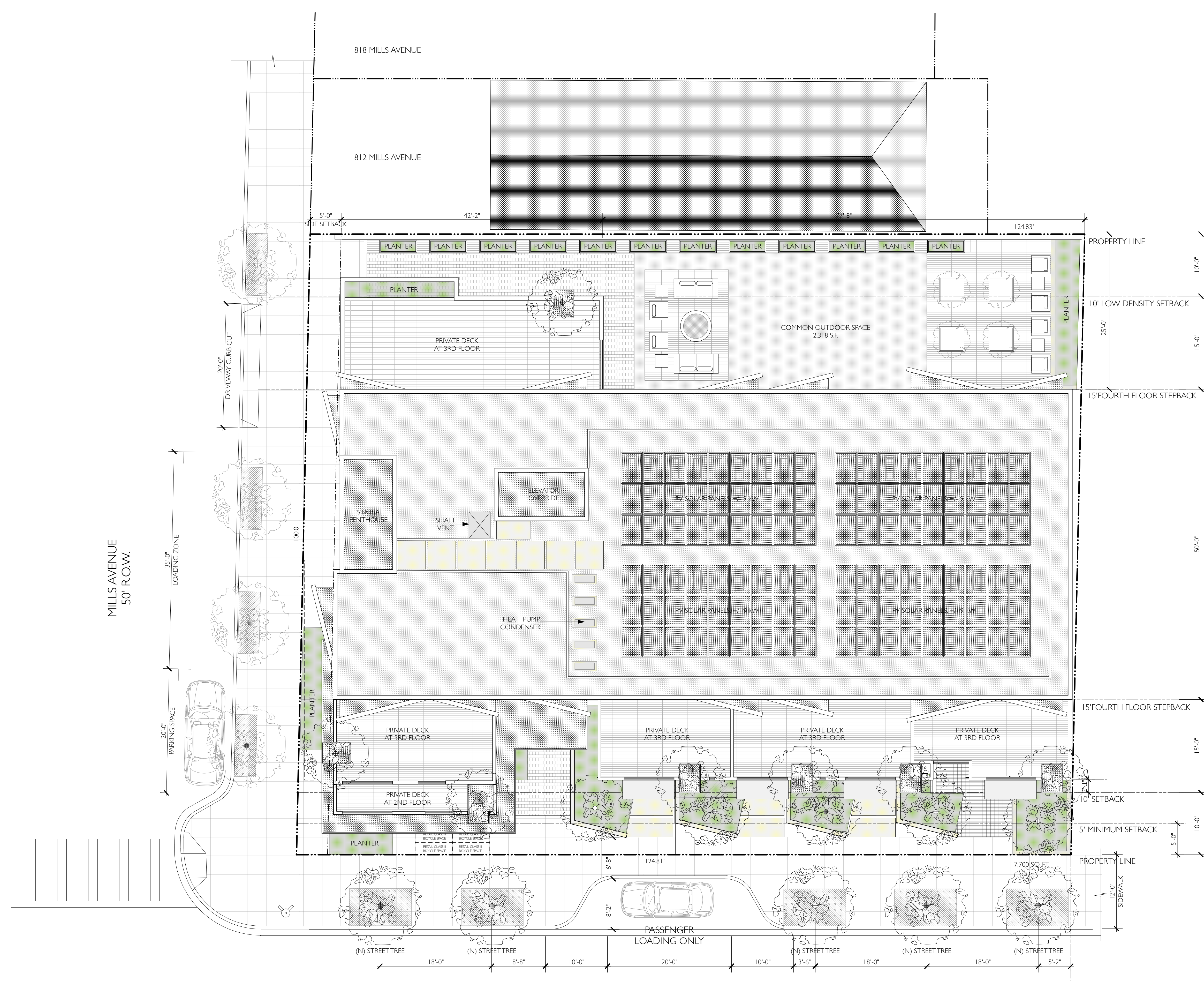


EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



1
A3.6

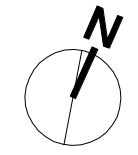


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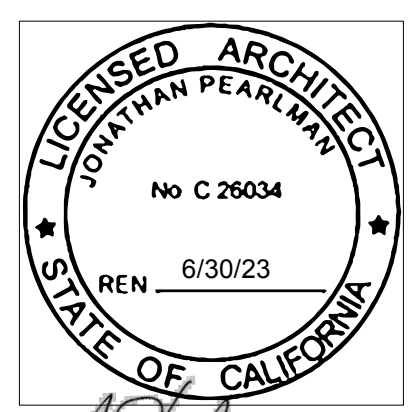
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-
PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

1
A3.4

SCALE 1/8" = 1'-0"
10 12' 14' 16'



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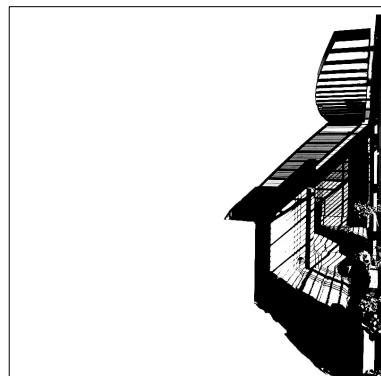


MIXED USE DEVELOPMENT
170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

#	date	issue

Proposed Site Plan	
project:	21.07
drawn by:	JR, KC
checked by:	JP
date:	4.26.22
scale:	

A-1.2



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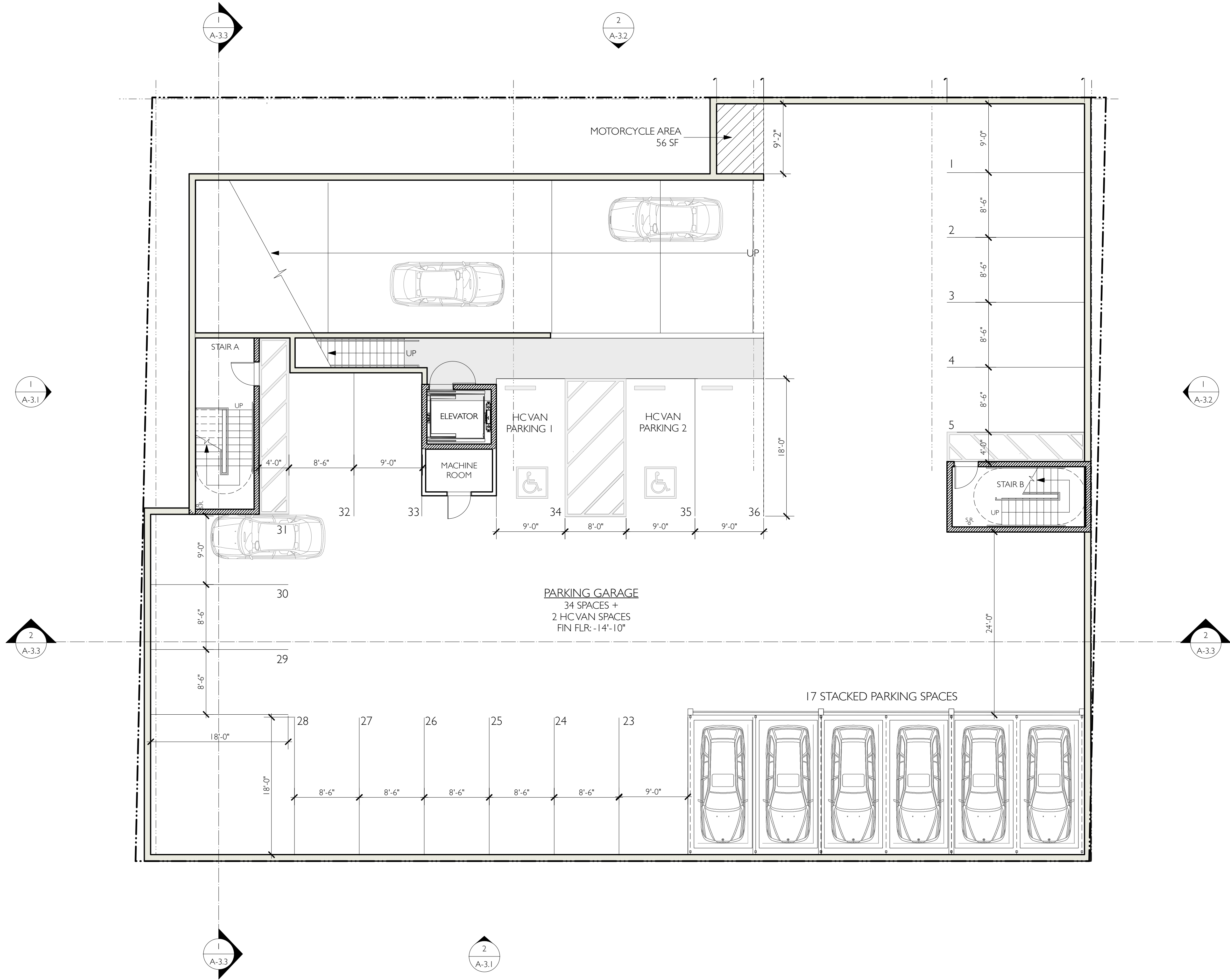
MIXED-USE DEVELOPMENT
170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

date issue

Basement Floor Plan

project: 21.07
drawn by: kc
checked by: JP
date: 4.26.22
scale: 1/4" = 1'-0"

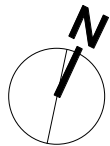
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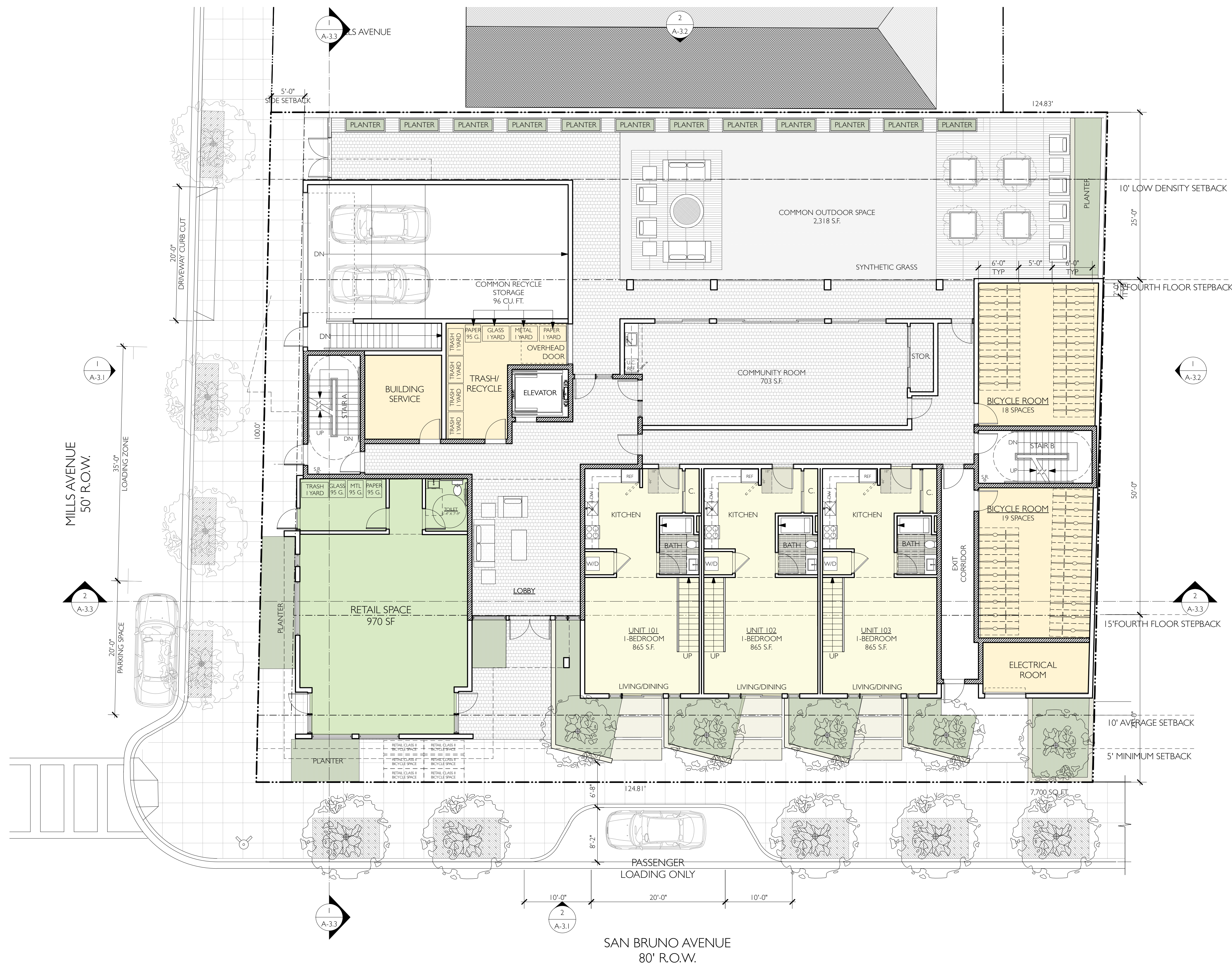


1
- BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	==	STUDIO
2 HOUR RATED WALL	==	1 - BEDROOM
	==	2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16'

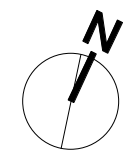




1
-
1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	==	STUDIO
2 HOUR RATED WALL	==	1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16'



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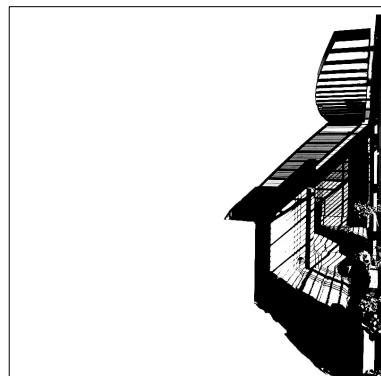
MIXED-USE DEVELOPMENT
170 SAN BRUNO AVENUE
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date issue

First Floor Plan

project: 21.07
drawn by: kc
checked by: JP
date: 4.26.22
scale: 1/4" = 1'-0"

A-2.1



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2nd Floor Plan

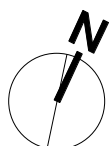
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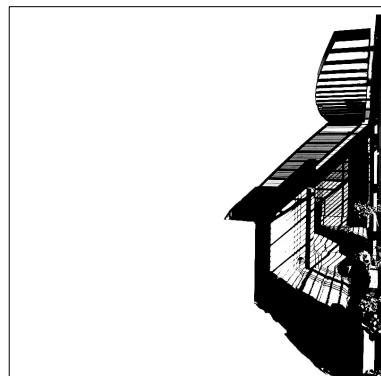
1 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	==	STUDIO
2 HOUR RATED WALL	==	1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16' 18'



A-2.2



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MIXED-USE DEVELOPMENT
170 SAN BRUNO AVENUE
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#	date	issue
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Third Floor Plan

project:	21.07
drawn by:	kc
checked by:	JP
date:	4.26.22
scale:	1/4" = 1'-0"

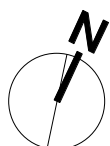
A-2.3



3RD FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	=====	STUDIO
2 HOUR RATED WALL	=====	1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16' 18'





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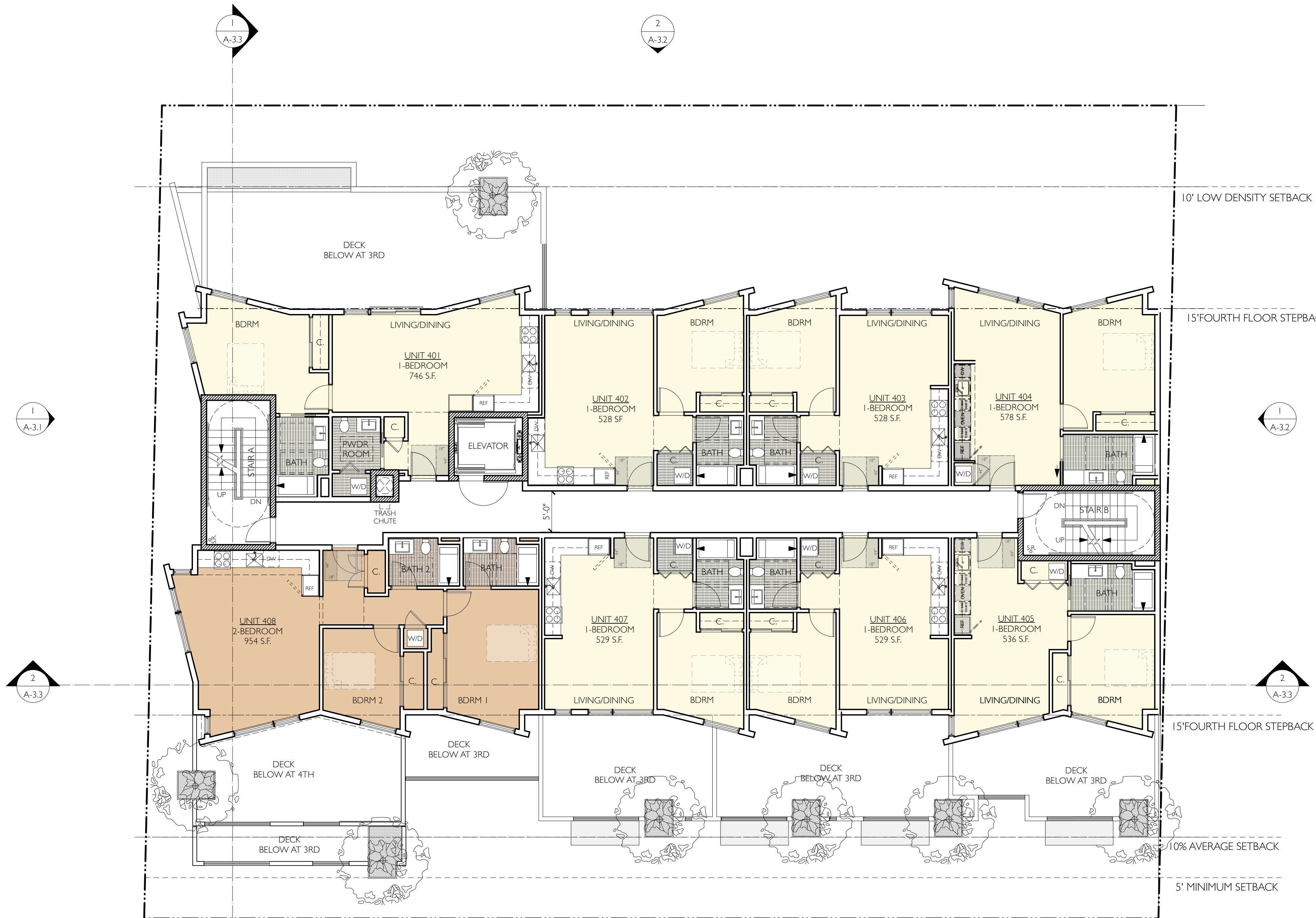
MIXED-USE DEVELOPMENT
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#	date	issue
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Fourth Floor Plan

project:	21.07
drawn by:	kc
checked by:	JP
date:	4.26.22
scale:	1/4" = 1'-0"

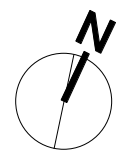
A-2.4



4TH FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	=====	STUDIO
2 HOUR RATED WALL	=====	1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16'

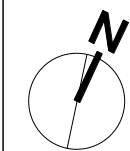




1
-
5TH FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	==	STUDIO
2 HOUR RATED WALL	==	1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16' 18'



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MIXED-USE DEVELOPMENT
170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

date issue

Fifth Floor Plan

project: 21.07
drawn by: kc
checked by: JP
date: 4.26.22
scale: 1/4" = 1'-0"

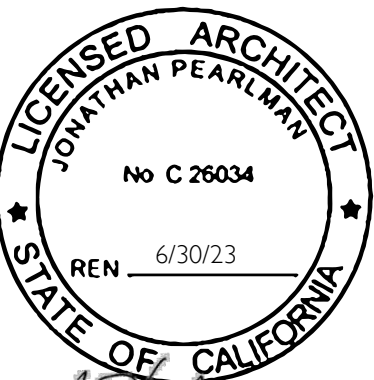
A-2.5



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MIXED-USE DEVELOPMENT
170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

#	date	issue
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Sixth Floor Plan

project:	21.07
drawn by:	kc
checked by:	JP
date:	4.26.22
scale:	1/4" = 1'-0"

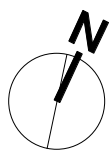
A-2.6

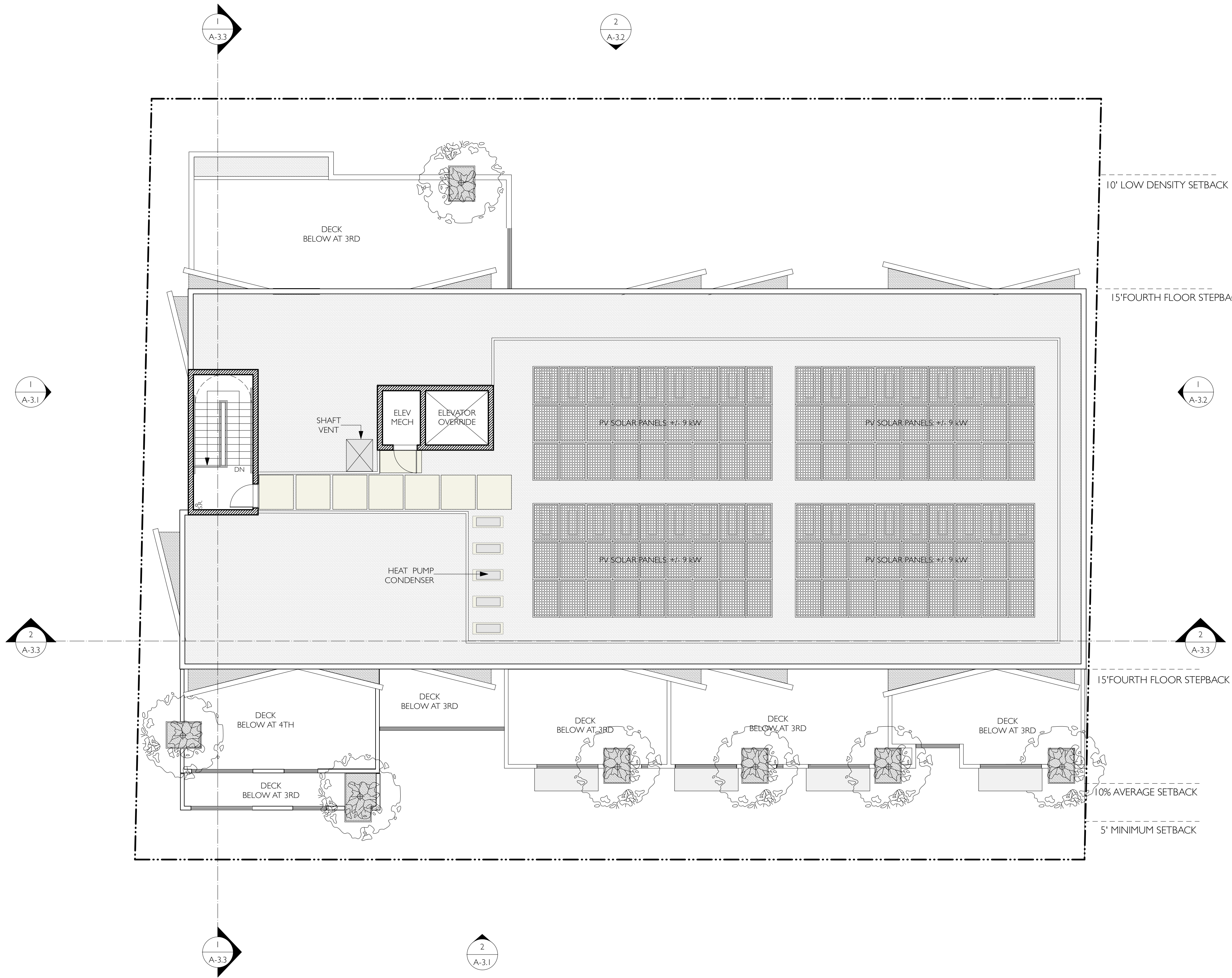


6TH FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL	=====	STUDIO
2 HOUR RATED WALL	=====	1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
10' 12' 14' 16' 18'

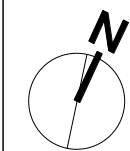




1
A-2.7
6TH FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL TYPES		UNIT KEY
1 HOUR RATED WALL		STUDIO
2 HOUR RATED WALL		1 - BEDROOM
		2 - BEDROOM

SCALE 1/8" = 1'-0"
0' 2' 4' 8' 16'



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MIXED-USE DEVELOPMENT
170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

#	date	issue
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Roof Plan

project:	21.07
drawn by:	kc
checked by:	JP
date:	4.26.22
scale:	1/4" = 1'-0"

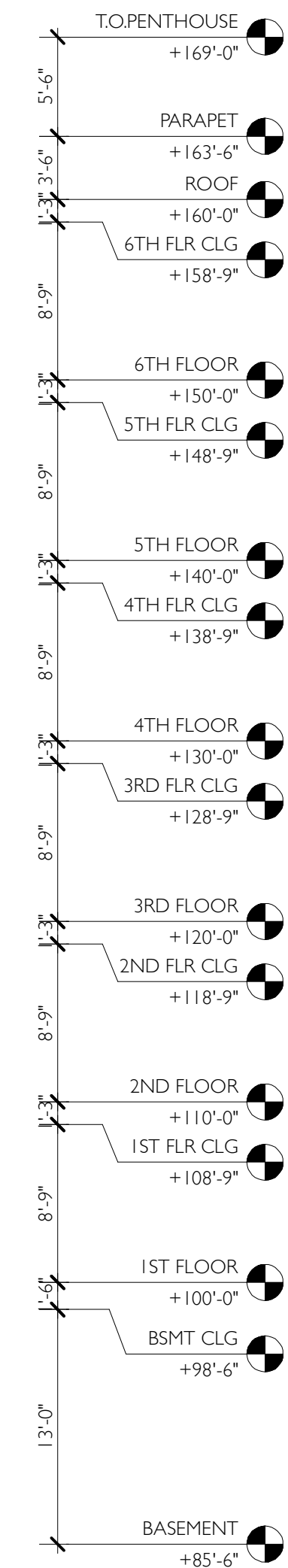
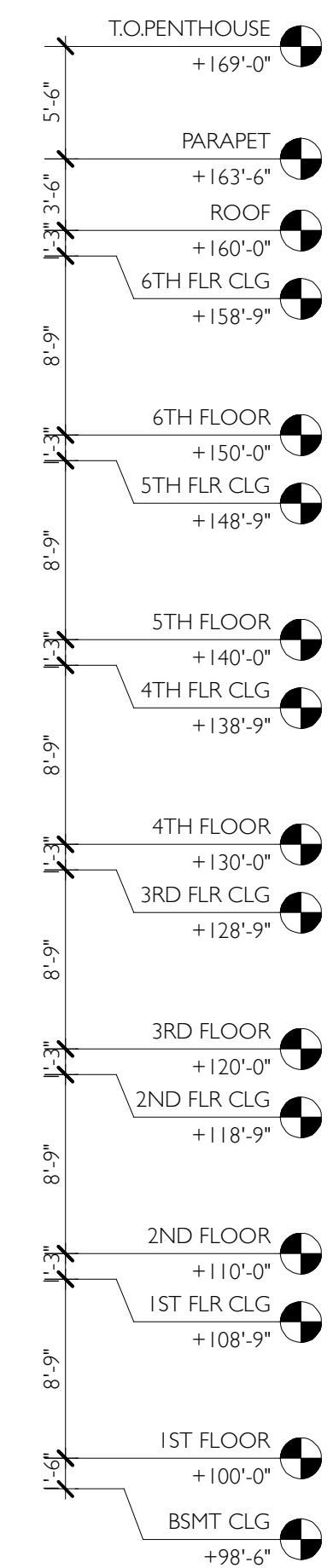
A-2.7



1
-
WEST ELEVATION - MILLS AVENUE
Scale: 1/8" = 1'-0"



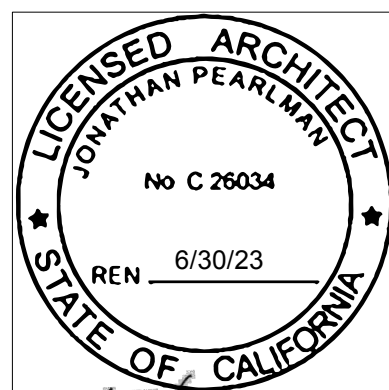
2
-
SOUTH ELEVATION - SAN BRUNO AVENUE
Scale: 1/8" = 1'-0"



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170 SAN BRUNO AVENUE
SAN BRUNO, CA 94066

date issue

Elevations

project: 21.07
drawn by: JP KC
checked by: JP
date: 4.26.22
scale:

SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'

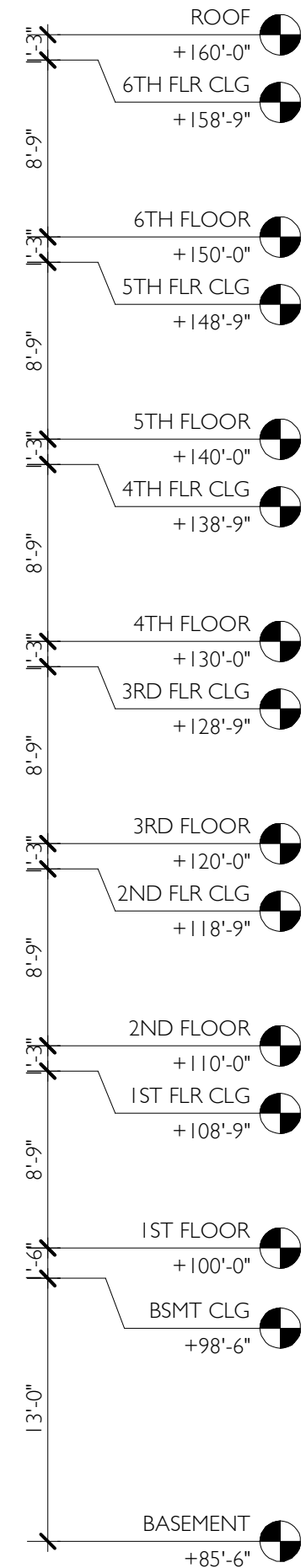
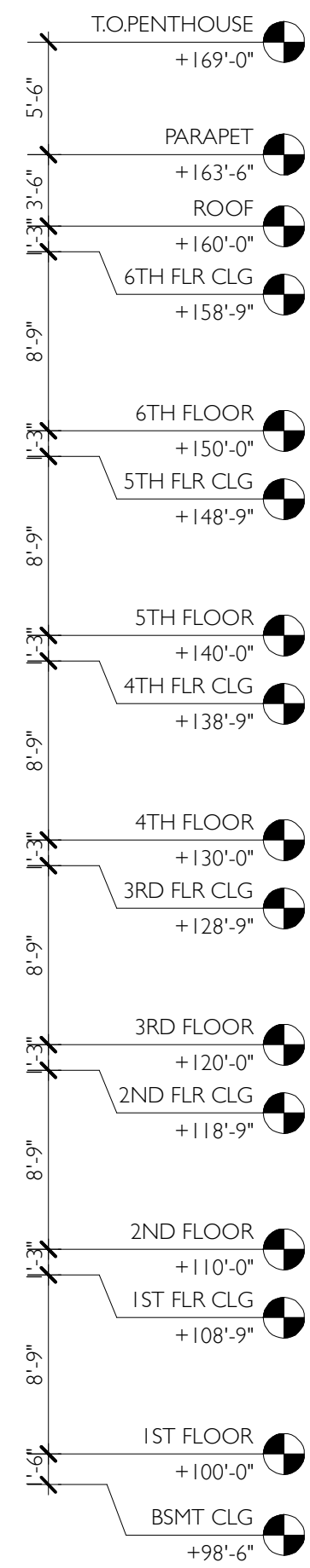
A-3.1



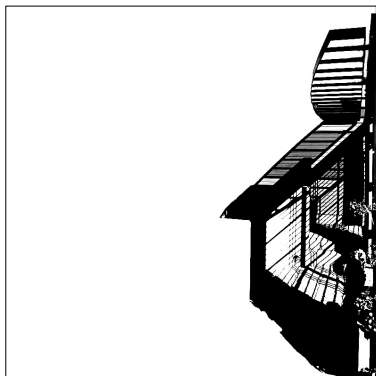
1
-
EAST ELEVATION
Scale: 1/8" = 1'-0"



2
-
NORTH ELEVATION
Scale: 1/8" = 1'-0"



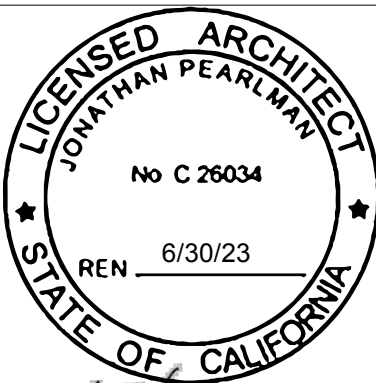
SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



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170 SAN BRUNO AVENUE
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date issue

Elevations

project: 21.07

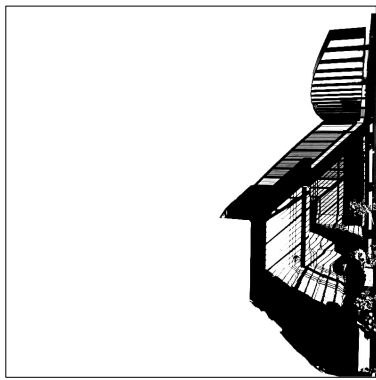
drawn by: JP KC

checked by: JP

date: 4.26.22

scale:

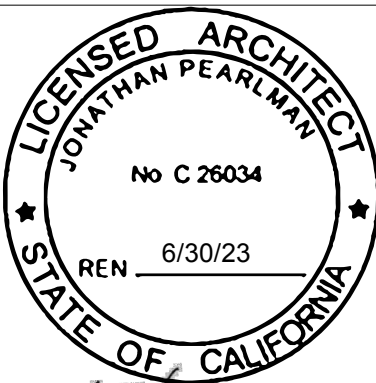
A-3.2



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Jonathan Pearlman

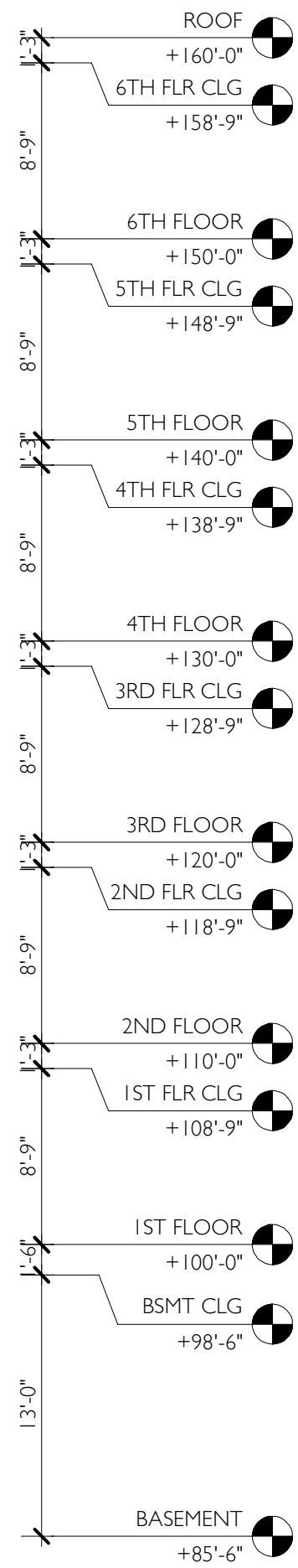
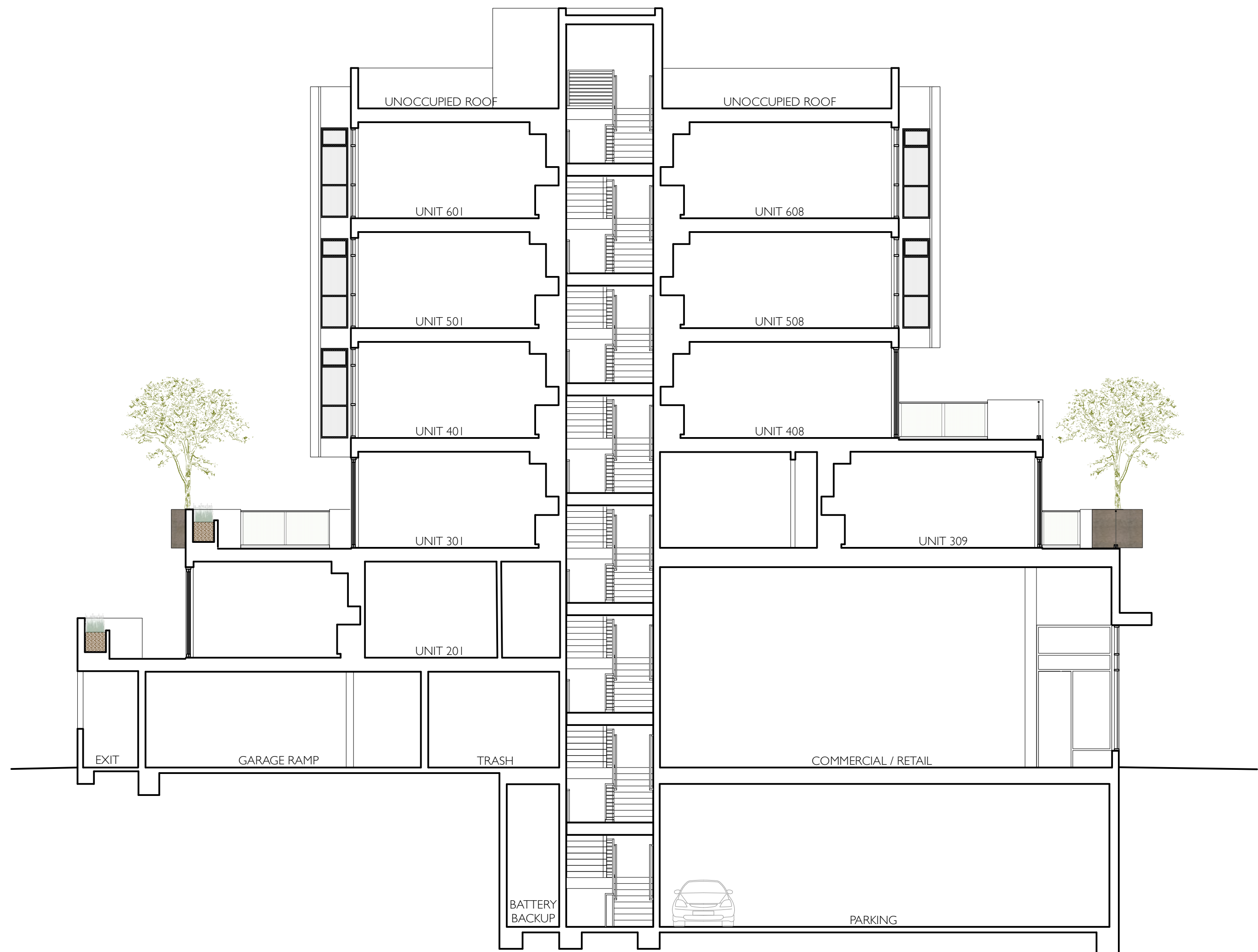
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170 SAN BRUNO AVENUE
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#	date	issue
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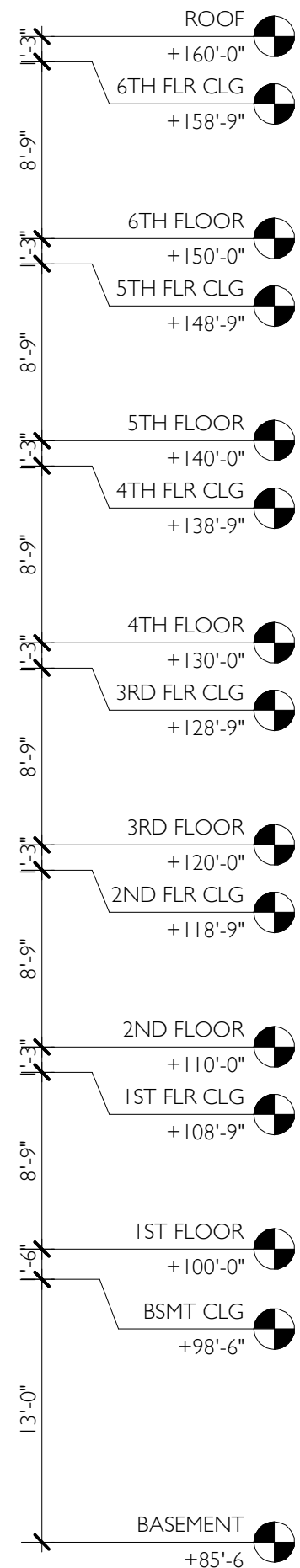
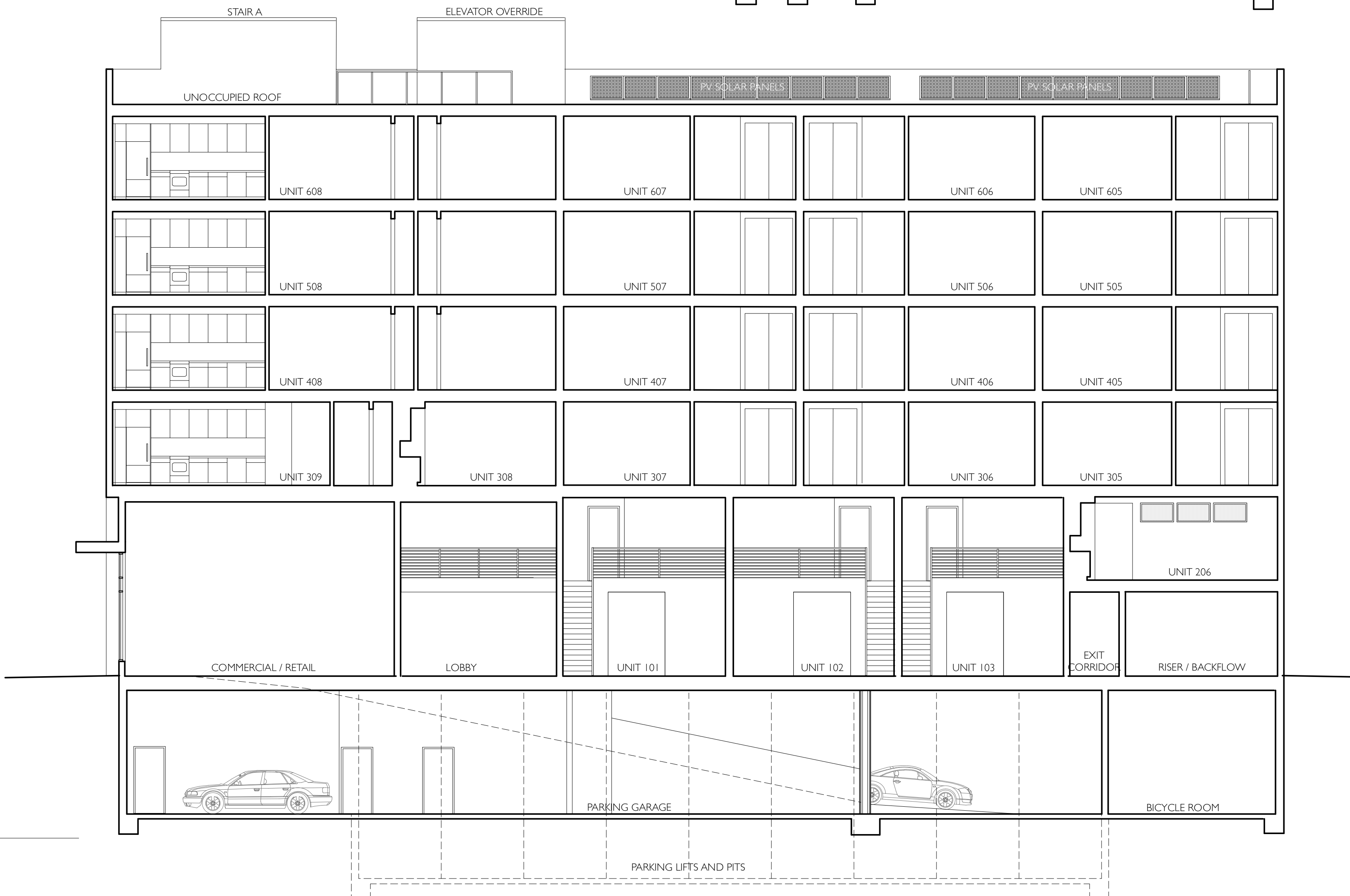
Building Sections

project:	21.07
drawn by:	JP, KC
checked by:	JP
date:	4.26.22
scale:	

A-3.3



1 NORTH-SOUTH SECTION AA
Scale: 1/8" = 1'-0"

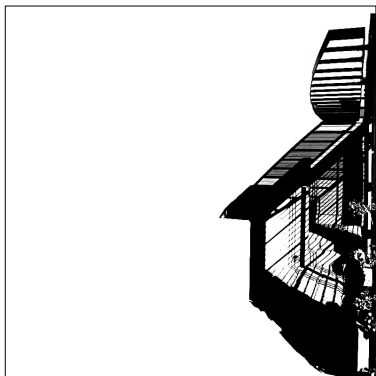


2 EAST - WEST SECTION BB
Scale: 1/8" = 1'-0"

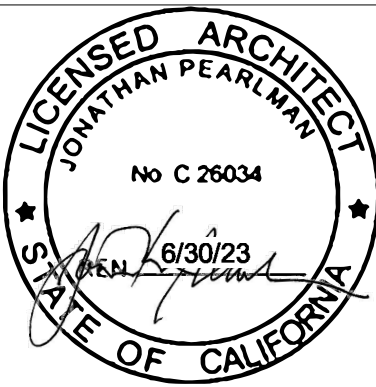
SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



1 RENDERING - FROM SOUTH-EAST CORNER OF SAN BRUNO LOOKING TOWARD THE NORTH-WEST
Scale: 1/8" = 1'-0"



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#	date	issue
12.09.21		pre-application

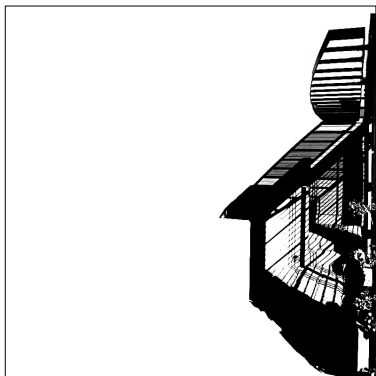
3D Rendering

project:	21.07
drawn by:	JR, KC
checked by:	JP
date:	8.26.21
scale:	

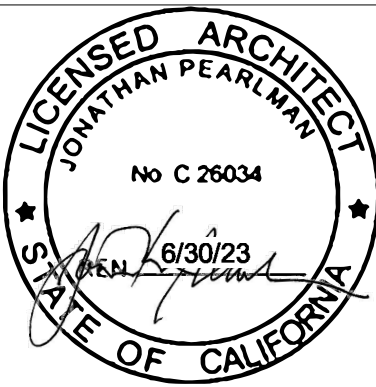
A-3.4



1 RENDERING - FROM CORNER OF MILLS & SAN BRUNO LOOKING TOWARD THE NORTH-EAST
Scale: 1/8" = 1'-0"



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#	date	issue
12.09.21		pre-application

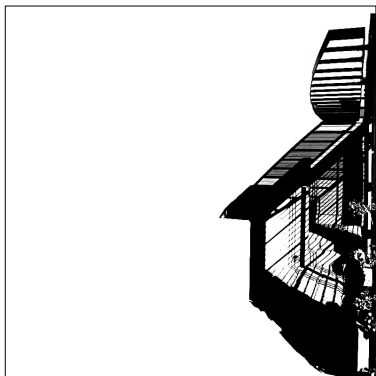
3D Rendering

project:	21.07
drawn by:	JR, KC
checked by:	JP
date:	8.26.21
scale:	

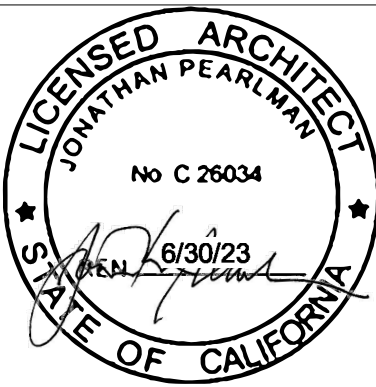
A-3.5



1 RENDERING - FROM NORTH OF MILLS LOOKING TOWARD THE SOUTH-EAST
Scale: 1/8" = 1'-0"



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#	date	issue
12.09.21		pre-application

3D Rendering

project:	21.07
drawn by:	JR, KC
checked by:	JP
date:	8.26.21
scale:	

A-3.6